

City of El Paso - City Plan Commission Staff Report

Case No: SUSU17-00030 Linda Vista Gardens Replat B

Application Type: Resubdivision Combination

CPC Hearing Date: October 18, 2018

Staff Planner: Armida Martinez, (915) 212-1605, <u>martinezar@elpasotexas.gov</u>

Location: North of North Loop and East of Emerson

Acreage: 0.4397

Rep District: 7

Existing Use: Residential

Existing Zoning: R-4/sc (Residential/special condition) **Proposed Zoning:** R-4/sc (Residential/special condition)

Nearest Park: Mesa Drain LT (.02 miles)

Nearest School: North Loop Elementary (.08 miles)

Park Fees Required: \$5,480.00 Impact Fee Area: N/A

Property Owner: Julio Reyes & Rosa G. Reyes **Applicant:** Julio Reyes & Rosa G. Reyes

Representative: Sitework Engineering

SURROUNDING ZONING AND LAND USE

North: R-4/sc (Residential/ special condition)
South: R-4/sc (Residential/ special condition)
East: R-4/sc (Residential/ special condition)

West: R-3 (Residential)

PLAN EL PASO DESIGNATION: G3, Post-War

<u>APPLICATION DESCRIPTION</u>

The applicant is proposing to resubdivide 0.439 acres. The proposed development is for 2 duplex lots. This subdivision was reviewed under the current code. The applicant is requesting to waive the required 5ft. landscape parkway and 1ft. of additional pavement. Chula Vista Drive currently consists of 40 ft. right-of-way, 30 ft. of pavement and 5 ft. sidewalks. Additionally, the applicant is requesting an exception request to allow the proposed panhandle lot as per Section 19.23.040 due to the unique parcel configuration and an exception request to reduce the required panhandle width from 24 ft. to 20 ft.

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DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Linda Vista Gardens Replat B subject to the following conditions and comments:

- Property does not meet the requirement of a minimum cumulative width of 24 ft. for a two-dwelling unit required for a panhandle lot as per Section 19.23.040.
- Property owner shall submit a Condition Release application to release an existing condition requiring the applicant to dedicate a 20' access easement.

Planning Division Recommendation:

The Planning Division recommends **denial** of Linda Vista Gardens Replat B as stated above.

<u>Planning & Inspections Department - Land Development</u>

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.
- 2. To mitigate adverse downstream drainage conditions, the developer may be required to retain a portion of the developed run-off.
- 3. EPW Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.
- 4. There are some issues with the Mesa Drain; which shall be addressed by others.
- 5. Show storm sewer pipe running under Chula Vista Dr.

Capital Improvement Department - Parks

We have reviewed <u>Linda Vista Gardens Replat "B"</u>, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of two (2) lots zoned "R-4/sc" meeting the requirements for Single-family & Two-family dwelling use and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of \$5,480.00 calculated as follows:

2 (R-4/sc) Two-family dwelling use = 4 dwellings @ \$1,370.00 / dwelling = \$5,480.00

Please allocate generated funds under Park Zone: MV-1

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Nearest Park: Green Lilac Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water

EPWater does not object to this subdivision.

EPWater-PSB Comments

Water:

Along Chula Vista Drive between Lirio Street and Heid Street there is an existing six (6) inch diameter water main; this main is available for service.

Previous water pressure readings conducted on fire hydrant number 525 located along Chula Vista Drive approximately 120 feet north of Lirio Street have yielded a static pressure of 98 pounds per square inch (psi), residual pressure of 88 psi, discharge of 1,300 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

Along Chula Vista Drive between Lirio Street and Heid Street there is an existing eight (8) inch diameter water main; this main is available for service.

General:

As per EPWater records, Lot 18, Block 2, Linda Vista Gardens has two (2) water services, three-quarter (3/4) inch diameter each under addresses 504 Chula Vista Drive and 508 Chula Vista Drive.

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County 911 District

No comments received.

Central Appraisal District

CAD requests that the lot numbers be changed as follows:

Lot 1 changed to 18A

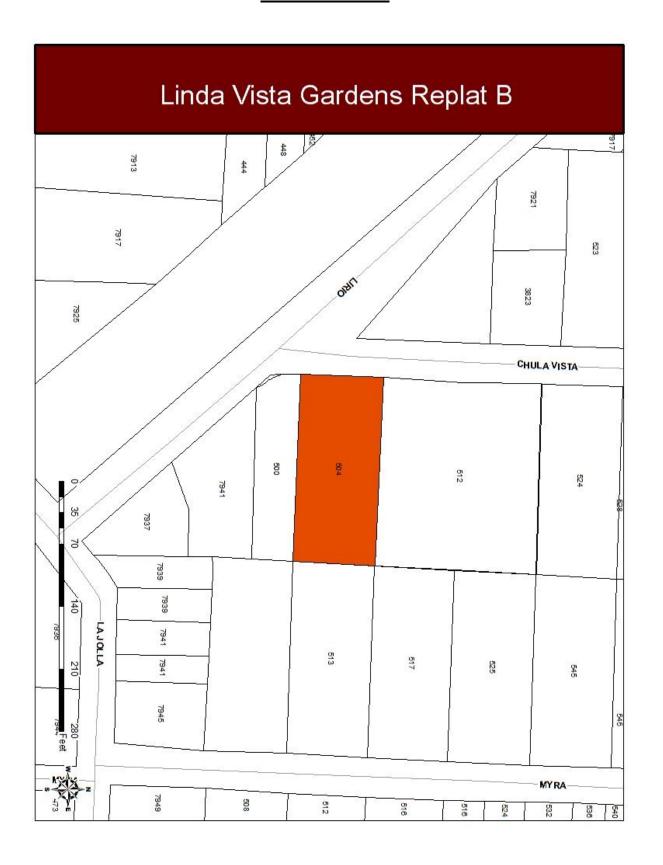
Lot 2 changed to 18B.

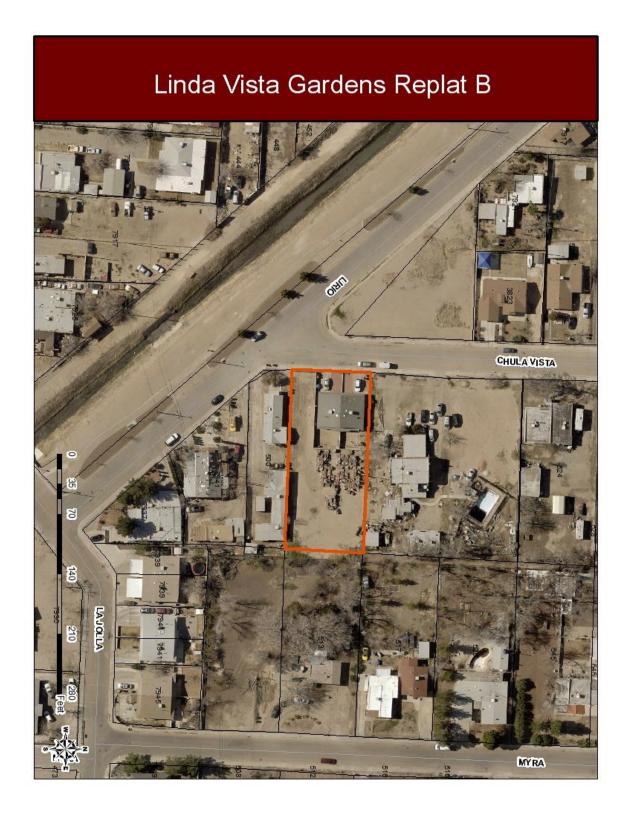
Additional Requirements and General Comments:

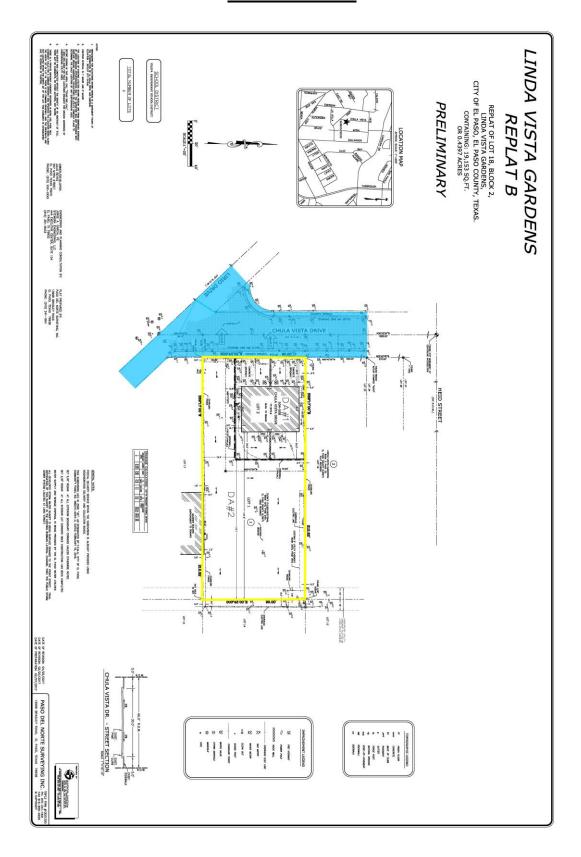
- 1. Submit to the Planning & Inspections Department Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
- 2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

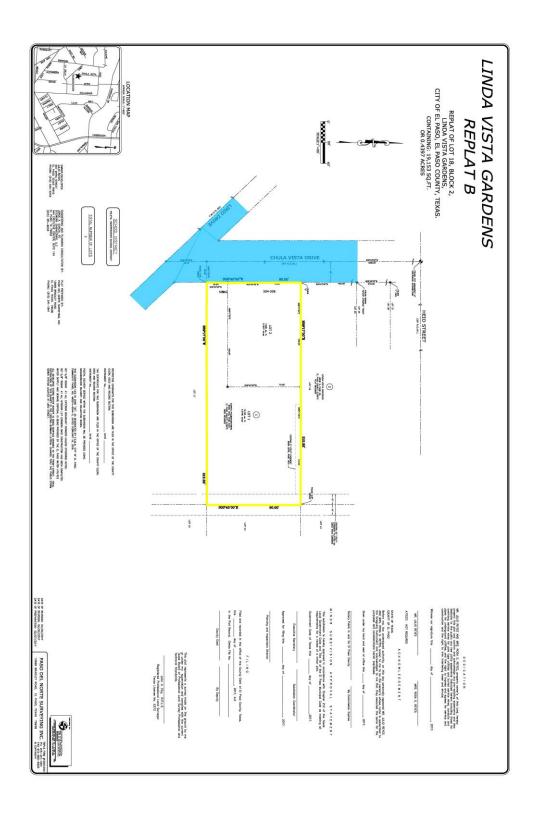
Attachments

- 1. Location map
- 2. Aerial map
- 3. Preliminary plat
- 4. Final plat
- 5. Waiver Request
- 6. Exception Request
- 7. Exception Request
- 8. Application











April 3, 2017

SENT VIA EMAIL

Mrs. Rocio Alvarado CITY OF EL PASO – Planning Department 811 Texas Street El Paso, TX, 79901

PROJ: SUFR17-00034 - LINDA VISTA GARDENS REPLAT B
RE: REQUEST OF STREET IMPROVEMENTS WAIVER

Dear Mrs. Alvarado,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the street improvements on Chula Vista Drive as indicated on your 5-day review comments letter.

We are hereby seeking relief from the current street right-of-way width standards, sidewalk and landscaped parkway requirements. We are seeking a waiver to the 6-ft of additional right of way on Chula Vista Drive.

We believe that +50% of the lots within a quarter mile of the proposed development have already been developed and the existing street improvement is in character with the neighborhood.

We understand Chula Vista Drive is not compliant with the current City Code; however, we believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are submitting this letter along with a subdivision application.

Sincerely,

SiteWork Engineering, LLC

Jorge A. Garcia, PE

Project Engineer/Owner Representative

cc Mr. Julio Reyes - Owner

Mr. John Andy Eby - Paso del Norte Surveying

Waiver of Improvements Request doc

444 EXECUTIVE CENTER, SUITE 134 * EL PASO, TX * 79902 PHONE: (915) 351-8033 * FAX: (915) 351-8055 PAGE 1





May 17, 2017

SENT VIA EMAIL

Mrs. Armida Martinez CITY OF EL PASO – Planning Department 811 Texas Street El Paso, TX, 79901

PROJ: SUSU17-00030 - LINDA VISTA GARDENS REPLAT B RE: PANHANDLE LOT EXCEPTION REQUEST

Dear Mrs. Martinez,

On behalf of the Owner, and according to Title 19.23.040 of the Municipal Code, we are submitting this exception request to submit this two lot residential subdivision in which one of the lots is a panhandle lot.

We believe that granting the exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are submitting this letter along with a subdivision application.

Sincerely,

SiteWork Engineering, LLC

Jorge A. Garcia, PE

Project Engineer/Owner Representative

cc Mr. Julio Reyes – Owner

17006 Panhandle Waiver.doc

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May 22, 2017

SENT VIA EMAIL

Mrs. Armida Martinez CITY OF EL PASO 801 Texas, 1st floor El Paso, TX, 79901

PROJ: LINDA VISTA GARDENS REPLAT B SUBDIVISION – CASE NO. SUSU17-00030 RE: REQUEST FOR PANHANDLE LOT WIDTH EXEMPTION

Dear Mrs. Martinez,

On behalf of the Owner, and according to Title 19.23.040 of the Municipal Code, we are submitting this exemption request for a reduction of the panhandle width from 24-ft width to 20-ft.

We believe that granting the exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

Sincerely,

SiteWork Engineering, LLC

Jorge A. Garcia, PE Project Engineer

cc Mr. & Mrs Julio Reyes - Owners

17006 Panhandle Width Excemption.doc

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CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

KESUBDIVISION CC	JIMBINA I ION		120		
DATE: 4/27/17		FILE NO.	1000	7-00	003
SUBDIVISION NAME: LINDA	ATEN A	GARDE	NS RE	PLAT	B
SOUDIVISION WANE.			12.12		
Legal description for the area included on	n this plat (Tract, Bl	ock, Grant, etc.)	ISTA //	PHEN	V
LOT 18, BL	cr c,	CHADA A		TOO	7

Property Land Uses:					
ACRES	SITES			ACRES	SITES
Single-family		Office			
Duplex 0.439	2	Street & Alley			•
Apartment		Ponding & Drai	nage		
Mobile Home		Institutional			
P.U.D		Other (specify b	elow)		
Park					
School					
Commercial		Total No. Sites		2	
Industrial		Total (Gross) A	creage	0.439	
What is existing zoning of the above desc					
Will the residential sites, as proposed, per existing residential zone(s)? Ye	rmit development in	ı full compliance v	vith all zoning	requirement	s of the
What type of utility easements are propos	sed: Underground_	Overhead	Combina	tion of Both	X
What type of drainage is proposed? (If at	pplicable, list more	than one)	EET		
Are special public improvements propose	ed in connection wit	th development? \	'es	No	۷_
ls a modification or exception of any port If answer is "Yes", please explain the nate					10_>
Remarks and/or explanation of special cir	rcumstances:				
Improvement Plans submitted?	Yes	No ×			
Will the proposed subdivision require the in effect prior to the effective date of the	city to review and current applicable s	decide whether thi	s application is	subject to t	he stand
If yes, please submit a vested rights petiti	ion in accordance w	rith Title I (Genera	Provisions) C	hapter 1,04	- Veste
(2)	n Daniel				
811 Texas P.O. Box 18	ty Development D 390 El Paso, Tex		915) 212-008	5	

12.	Owner of record 557 MYRA		715.549.230
	(Name & Address)	(Zip)	(Phone)
13.	Developer		
	(Name & Address)	(Zip)	(Phone)
14.	STEWORK ENGINE		915.351.803
14.	Engineer 444 EXECUTIVE		
	(Name & Address)	(Zip)	(Phone)
arc	ia e sitework engineeri	na.com	1101
		0 // 1/2 ///	4 Jan the
	*Effective September 1, 2014, a 3%	OWNER SIGNATURE	1 per ju
	technology fee has been added to all		. /
	Planning application fees.	REPRESENTATIVE!	7.
			W.C.

City Development Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 (915) 212-0085

SUSU17-00030 13 October 18, 2018